

2026 Area Guide

Moving To Central Oregon

Your Guide to Life, Communities, & Real Estate in the High Desert

Four Seasons of Outdoor Living

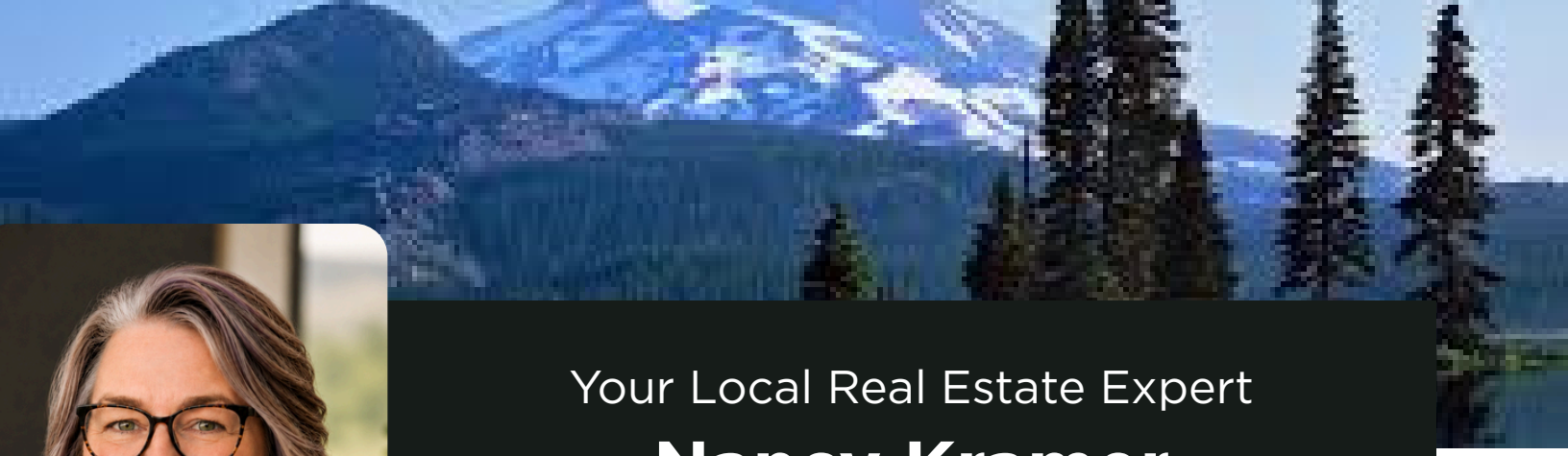
Explore the Communities of Central Oregon

Live Like A Local

Presented By:
Nancy Kramer, REALTOR®
Root & Branch Realty Group

www.CentralOregonLandandHomes.com

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Your Local Real Estate Expert

Nancy Kramer

CentralOregonLandandHomes.com

About Nancy

Hi, I'm Nancy Kramer, a longtime Prineville resident and REALTOR® proudly serving all of Central Oregon. I specialize in helping first-time buyers, relocation clients, rural properties, and buyers who may need creative financing solutions.

Moving to a new area can feel overwhelming, but it doesn't have to be. My goal is to make the process clear, manageable, and as stress-free as possible—so you can move forward with confidence and truly feel at home here.

About My Approach

I believe real estate is more than a transaction—it's a major life decision. My approach is built on clear communication, honest guidance, and practical solutions tailored to your situation. Whether you're just starting out or facing unique challenges, I work closely with trusted local lenders and resources to help create a path forward. No pressure, no confusion—just steady support every step of the way.

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Built on Relationships. Driven by Results.



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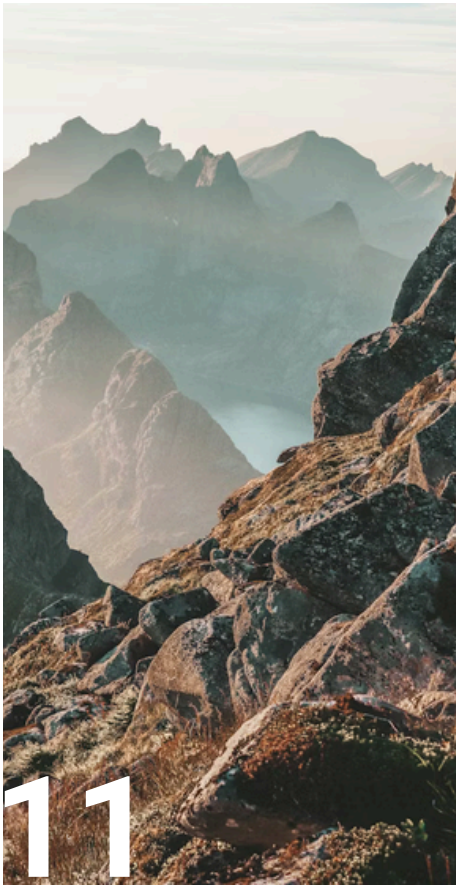
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Welcome to Central Oregon

You'll love it here.

Central Oregon has a way of capturing people's hearts the moment they arrive. With wide open skies, stunning Cascade Mountain views, and close to 300 days of sunshine each year, the region offers a lifestyle that blends natural beauty with every comfort and amenity you could ever want. Many people who visit for the outdoor recreation, relaxed pace of life, and welcoming communities quickly discover that it's a place they'd love to call home.

What makes Central Oregon truly unique is the balance it offers. Residents enjoy easy access to hiking, skiing, fishing, golf, and countless outdoor adventures, while still having vibrant towns with great restaurants, local shops, and community events to explore. Whether you prefer the energy of Bend, the small-town charm of Prineville, the arts and culture of Sisters, or the growing communities of Redmond and Powell Butte, each town has its own character and appeal.

If you're considering a move here, you're not alone. People from across the country are relocating to Central Oregon for its quality of life, beautiful landscapes, and strong sense of community. Whether you're looking for a home in town, acreage with mountain views, or a quiet place to enjoy the next chapter of life, Central Oregon offers a wide range of possibilities—and a place where you just might feel right at home.



Facts About

OREGON

Established in 1859



Oregon is the only state with a different design on each side of its flag.

CAPITAL
Salem

POPULATION
4.2 Million

Land Area
93,381
Sq. Miles

ELEVATION
Highest 11,249 ft. (Mt. Hood)
Lowest Sea Level (Pacific Ocean)

STATE GEM
Sunstone

STATE FLOWER
Oregon Grape

STATE BIRD
Western Meadowlark

COASTLINE
363 Miles
All public. No private beaches.

STATE TREE
Douglas Fir

FUN FACT
The Goonies was filmed here

NATIONAL PARK
Crater Lake is the deepest lake in the U.S.

SALES TAX
None. Zip. Nada.

Cost of Living in Central Oregon



Understanding the cost of living is an important part of any move. Central Oregon offers a range of price points depending on the community and lifestyle you choose.

Housing

Housing is the biggest factor in overall cost.
Bend – Higher prices, strong demand, lifestyle-driven
Redmond – Good value, newer homes, growing community
Prineville – Great affordability, larger lots, more space
Sisters – Charming, limited inventory, often premium pricing

Everyday Living

Groceries and dining can be higher in Bend
Transportation is car-dependent
Healthcare and services are readily available

Monthly Expenses

Costs vary depending on location and property type.
Utilities fluctuate seasonally
Rural homes may have well & septic systems
Internet can vary in remote areas
Service costs differ by city

Taxes

No Oregon state sales tax
Property taxes vary by location
State income tax applies

The Bottom Line

Central Oregon offers flexibility—whether you're prioritizing affordability, lifestyle, or both. Many buyers find the quality of life here makes the investment worthwhile.

Central Oregon's Four Seasons

Central Oregon offers four distinct seasons, each with its own character, beauty, and opportunities to enjoy the outdoors. One of the region's biggest draws is how much the seasons change—while still offering sunshine throughout the year.



250+
Sunny Days Per Year

~ 9 - 12 inches per year

~ 20 - 30 inches per year

Typical Temperatures in Central Oregon

Typical Highs & Lows by Season

Spring	Summer	Fall	Winter
High 55°–65°	High 80°–90°	High 60°–70°	High 35°–45°
Low 30°–40°	Low 45°–55°	Low 30°–40°	Low 15°–25°

Wide Temperature Swings Between Day & Night

True Four Seasons

Central Oregon truly experiences all four seasons, each offering its own unique character—from warm, sunny summers to snowy winters and everything in between.

Low Humidity Year-Round

The dry high desert air creates a comfortable environment, even during the warmest summer days, and contributes to the region's clear skies and crisp evenings.

Outdoor-Friendly Climate

With abundant sunshine and low humidity, the climate makes it easy to enjoy the outdoors year-round, whether you're hiking, biking, skiing, or simply spending time outside.

Exceptional Shoulder Seasons

Spring and fall are often considered hidden gems, with mild temperatures, beautiful scenery, and fewer crowds—making them some of the most enjoyable times of year.

Events & Festivals in Central Oregon

Central Oregon has a strong sense of community, and that shows up in its events. From rodeos and festivals to concerts and seasonal celebrations, there's always something happening throughout the year.

Good Times You'll Love

Crooked River Roundup

One of Central Oregon's most iconic events, this long-running rodeo brings the community together each summer. Highlights include rodeo competitions, parades, and the well-known cattle drive through downtown Prineville. Pari-mutuel horse racing is held in July.

Sisters Outdoor Quilt Show

An internationally recognized event that transforms downtown Sisters into an open-air gallery, featuring hundreds of quilts displayed throughout the town.

Sisters Rodeo

Known as "The Biggest Little Show in the World," this annual rodeo combines tradition, community, and entertainment.

Sisters Folk Festival

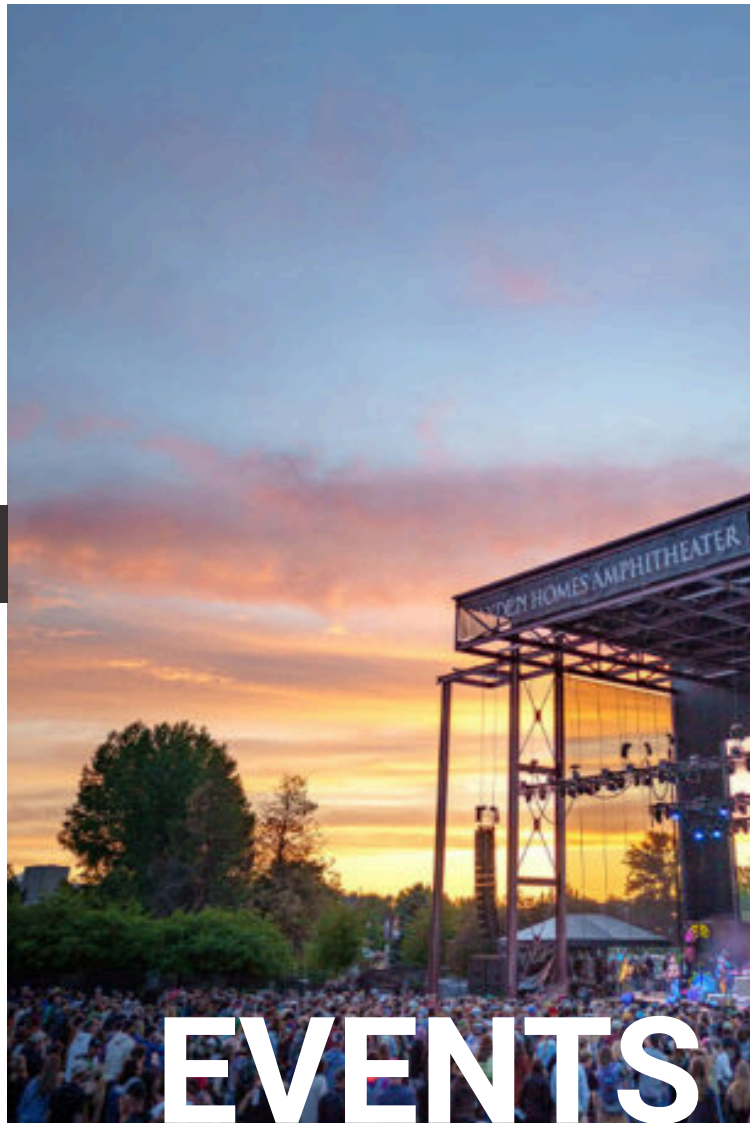
A multi-day music festival that brings nationally known and emerging artists to multiple venues throughout Sisters.

Bend Summer Festival

A lively downtown event featuring live music, local artists, food vendors, and family-friendly activities.

Cascade Equinox Festival

A newer but growing event combining music, art, and community gatherings in a unique Central Oregon setting.



Live Music & Year-Round Events

Central Oregon also offers a steady calendar of concerts and events throughout the year. The Hayden Homes Amphitheater hosts major touring artists and is a centerpiece of the region's summer music scene.

Seasonal markets, holiday celebrations, and community events take place across Bend, Redmond, Prineville, and Sisters year-round.

Find More Local Events

Event calendars are always evolving, and there's often more happening than any guide can capture.

For a full and up-to-date list of events, visit:

- Visit Bend
- Explore Prineville
- Sisters Chamber of Commerce
- Redmond Chamber of Commerce

Outdoor Recreation in Central Oregon





Outdoor recreation is at the heart of life in Central Oregon. With easy access to mountains, rivers, lakes, and high desert landscapes, it's a place where getting outside is part of everyday living—not just a weekend activity.

Water & River Activities

The Deschutes River runs through the region and is a focal point for recreation.

- Paddleboarding and kayaking
- Floating the river in summer
- Fly fishing and riverside trails

Nearby lakes and reservoirs offer boating, swimming, and peaceful places to relax during warmer months.

Trails, Biking & Hiking

Central Oregon is known for its extensive trail systems.

- Miles of hiking and biking trails
- Scenic desert landscapes and mountain views
- Popular areas like Smith Rock State Park for hiking and rock climbing

Whether you're looking for a casual walk or a more challenging adventure, there are options for every level.

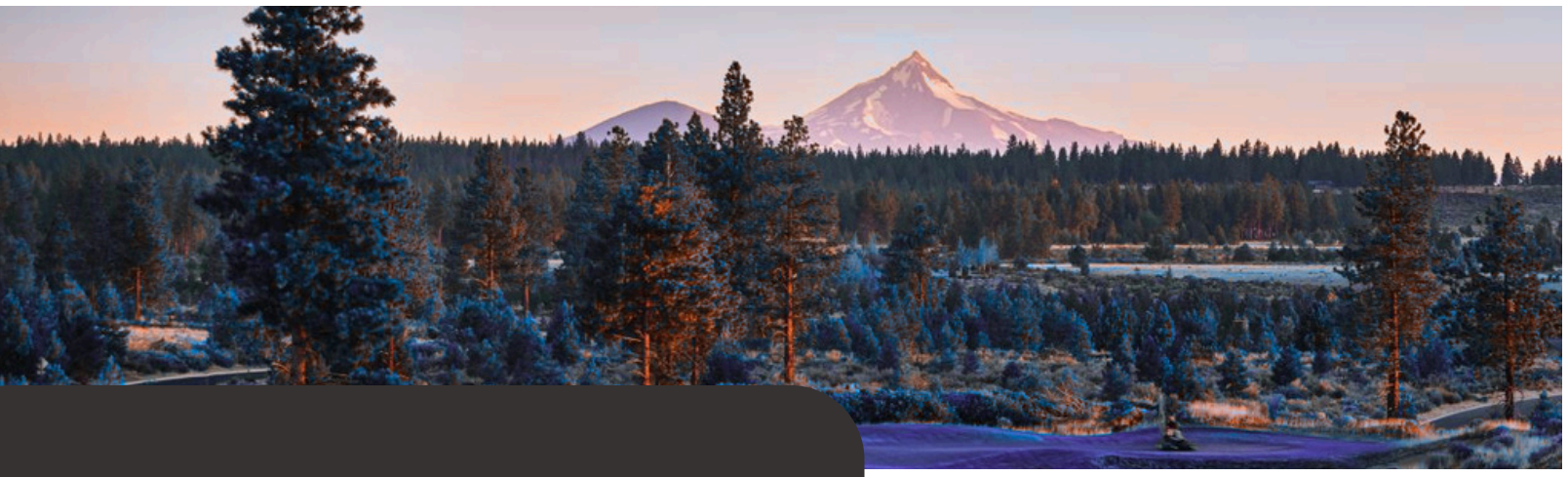
Mountains & Winter Sports

Just a short drive from Bend, Mount Bachelor offers some of the best skiing and snowboarding in the Pacific Northwest.

- Downhill skiing and snowboarding
- Nordic trails and snowshoeing
- Long winter season with reliable snow

The Lifestyle

What truly sets Central Oregon apart is how accessible it all is. Many outdoor destinations are just minutes from town, making it easy to incorporate recreation into your daily routine. For many residents, the outdoor lifestyle isn't something you plan for—it's simply how you live.



Exploring Central Oregon Communities



One of the most important decisions when relocating to Central Oregon is choosing the community that best fits your lifestyle, priorities, and long-term goals.

While Bend, Redmond, Sisters, and Prineville are all part of the same region, each offers a distinctly different experience—from vibrant and active to quiet and spacious.

In the following pages, you'll find a closer look at each community and what makes it unique.





How to Think About Each Area

- Bend – Lifestyle, amenities, and outdoor access
- Redmond – Convenience, growth, and value
- Sisters – Charm, scenery, and a slower pace
- Prineville – Space, affordability, and community

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What We Love About BEND



Bend is where lifestyle and opportunity come together. It's one of those places where people move for a job—and stay because they fall in love with how they live.

Outdoor Lifestyle
Bend is a year-round playground for outdoor enthusiasts. From hiking, mountain biking, and trail running in the warmer months to skiing and snowboarding at Mt. Bachelor in the winter, there's always something to do. The Deschutes River winds through town, offering opportunities for kayaking, paddleboarding, and fishing, while nearby lakes, golf courses, and climbing areas add even more variety. Whether you're looking for high-adventure or a simple evening walk with mountain views, Bend makes it easy to get outside and stay active.

Vibrant Downtown
Downtown Bend offers a lively mix of restaurants, boutique shopping, coffee shops, and walkable streets that make it easy to explore. In the evenings, the area comes alive with a growing nightlife and music scene, including live performances, local venues, and seasonal events. Just a short distance away in the Old Mill District, the Hayden Homes Amphitheater hosts major concerts and touring artists, adding to the area's dynamic energy. Whether you're out for a quiet dinner or a night out, there's always something going on.

Food & Brewery Scene
Bend is well known for its craft breweries, but the food scene is just as impressive. From popular food truck pods offering a wide variety of casual, high-quality options to standout local restaurants, there's something for every taste. Bend is even home to notable chefs like Carlos Anthony and Brian Malarkey, adding a level of culinary creativity that continues to elevate the dining experience.

Something for Everyone
Whether you're looking for a modern home, a quiet neighborhood, or a place close to trails and recreation, Bend has a wide range of options.







What We Love About SISTERS



Sisters offers a unique blend of small-town charm, natural beauty, and a vibrant arts culture. It's a place where life feels a little slower, more intentional, and deeply connected to the surrounding landscape.

Charming Downtown

Sisters is known for its Western-style storefronts and walkable downtown, filled with local boutiques, galleries, coffee shops, and restaurants. The atmosphere is welcoming and distinctly different from anywhere else in Central Oregon

.

Art, Culture & Community Events

Sisters has a rich creative spirit and hosts several well-known events throughout the year. The Sisters Outdoor Quilt Show draws visitors from around the world, while events like the Sisters Rodeo and Sisters Folk Festival bring energy, music, and tradition to the community.

Scenic Beauty

Surrounded by the Cascade Mountains, Sisters offers stunning views in every direction. With easy access to hiking, biking, and scenic drives, it's a place where the outdoors is part of everyday life.

Peaceful Living

Sisters offers a quieter, more relaxed pace compared to nearby Bend. It's ideal for those looking to step away from busier areas while still enjoying access to modern amenities.

Located just a short drive from Bend, Sisters provides the best of both worlds—peaceful living with convenient access to larger-city amenities when needed.





Photos courtesy of BendMagazine.com

What We Love About REDMOND



Redmond offers a practical, well-balanced lifestyle with room to grow. It's a city that continues to evolve, making it an increasingly popular choice for buyers who want value without sacrificing convenience.

More Home for Your Money

Many buyers are drawn to Redmond for its relative affordability compared to Bend. Newer construction, thoughtfully planned neighborhoods, and a range of price points make it easier to find a home that fits your needs.

Convenience & Accessibility

Located along Highway 97, Redmond provides easy access throughout Central Oregon. Whether you're commuting to Bend or heading out for a weekend trip, getting around is simple and efficient.

The Airport Advantage

Redmond is home to Roberts Field (RDM), the region's primary commercial airport. Having reliable air service nearby is a major benefit for both business and personal travel.

Outdoor Recreation Close to Home

With the Deschutes River, Dry Canyon trails, and nearby access to world-class rock climbing at Smith Rock, Redmond offers plenty of ways to get outside without the crowds often found in Bend.





Photos courtesty of Visit Redmond Oregon

What We Love About PRINEVILLE



Prineville offers a grounded, authentic Central Oregon lifestyle with space to breathe and a strong sense of community. It's a place where history, local pride, and opportunity come together.

Small-Town Connection
Prineville is known for being a friendly, close-knit community. People tend to know their neighbors, and there's a genuine sense of local pride that makes it easy to feel at home. Buyers often find more space for their money here—whether that means a larger lot, acreage, or simply a more accessible price point.

Deep Local Roots
Prineville is the hometown of Les Schwab, founder of Les Schwab Tire Centers, and that legacy of hard work and community investment is still felt throughout the area today.

Community Traditions & Events
Prineville takes pride in its traditions, highlighted by the Crooked River Roundup—the city's largest annual event. The week includes rodeo events, parades, and the iconic cattle drive down Main Street, bringing the community together in a way that's uniquely Prineville.

Local Character & Landmarks
Historic buildings add to Prineville's charm, including the Crook County Courthouse, often recognized as one of the most beautiful courthouses in Oregon. Its classic architecture reflects the pride and heritage of the community.





Photos courtesy of ExplorePrineville.com





Major Employers in Central Oregon

Central Oregon's economy continues to grow and diversify, offering opportunities across healthcare, technology, education, manufacturing, and the public sector. While many residents commute within the region or work remotely, there are also several major employers that help drive the local economy.

Healthcare

Healthcare is one of the largest employment sectors in Central Oregon.

- St. Charles Health System is the region's primary healthcare provider, with facilities in Bend, Redmond, and Prineville
- Clinics, specialty care providers, and support services contribute significantly to local employment

Technology & Data Centers

Central Oregon has become a hub for large-scale data centers and tech infrastructure.

- Meta operates a major data center campus in Prineville
- Apple also maintains a significant data center presence in the area

These facilities have brought long-term investment and job opportunities to the region.

Education

Education is another key employment sector.

- Bend-La Pine Schools
- Redmond School District
- Crook County School District

Did You Know?

Prineville was one of the first rural communities in the country to attract **major tech data centers**, helping diversify the local economy.

Additionally, Central Oregon Community College provides higher education and workforce training.

Manufacturing & Industry

Central Oregon has a strong presence in manufacturing and outdoor product companies.

- Les Schwab Tire Centers, headquartered in Prineville
- Hydro Flask, based in Bend

These companies reflect the region's connection to both industry and outdoor lifestyle.



Retiring in Central Oregon: Active Living Just Outside Your Door

Central Oregon offers a blend of natural beauty, relaxed living, and modern convenience that makes it an appealing place to enjoy your next chapter. With over 250 days of sunshine each year, a welcoming community, and easy access to both recreation and essential services, many retirees find it an easy place to call home. Life here moves at a more comfortable pace. Days can be spent enjoying mountain views, walking trails, golf courses, or local events, while still having access to quality healthcare and everyday amenities. It's a lifestyle that supports both activity and ease.

One of the advantages of Central Oregon is the ability to choose what retirement looks like for you. Bend offers walkability and a vibrant atmosphere, Redmond provides convenience and value, Prineville offers space and a strong sense of community, and Sisters brings a quieter, scenic charm.

For those seeking low-maintenance living, there are also several active adult and retirement-friendly communities throughout the region.

Notable 55+ Communities and Senior Living Options:

- Cascade Village (Bend)
- Pilot Butte Retirement Center (Bend)
- The Alexander (Redmond)

Retirement in Central Oregon isn't just about where you live—it's about how you live, with a balance of comfort, connection, and access to the outdoors.

Buying a Home in Central Oregon

Local knowledge. Trusted guidance. A smoother move.



Identify Your Goals

Clarify your must-haves, lifestyle priorities, and ideal locations so we can focus your search and make the most of your time.

Identify a Trusted Lender

A great lender helps you understand all of your options, strengthens your position, and allows you to make confident decisions.

Explore Homes & Communities

Tour homes, discover neighborhoods, and find the place that's the right fit for you.

> *Our goal is simple: to provide local expertise, genuine care, and a seamless experience from the first conversation to the keys in your hand. We're here for you - each and every step of the way.*

Strong foundations. Better outcomes.

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Financing Your Home Purchase

Getting into a home may be more achievable than you think—especially with the right guidance and the right lending partner.

It's Not as Complicated as It Seems

Many buyers assume they need perfect credit or a large down payment to purchase a home. In reality, there are often more options available than expected. With the right approach and guidance, financing can be simpler and more accessible than it first appears.

A Local Advantage

I work closely with experienced local lenders who understand the Central Oregon market and offer a wide range of solutions—including options for low down payments and flexible credit situations. My goal is to connect you with the right fit and help you move forward with confidence.

What This Means for You

- You may be able to buy sooner than you think
- There are more flexible options than many buyers realize
- The right lender can make a significant difference
- You don't have to figure it out on your own

Let's Start the Conversation

If you're thinking about buying but aren't sure where you stand, I'd be happy to connect you with a trusted local lender and help you explore your options.

Current Market Conditions



Real estate markets are constantly changing. Pricing, inventory, and buyer activity can shift quickly—especially here in Central Oregon.

Rather than relying on static information, I provide regularly updated market insights so you can stay informed with what's happening right now, not what was true months ago.

Stay Up to Date

For the most current information on the Central Oregon real estate market—including Bend, Redmond, Prineville, and surrounding areas — scan the QR code below:

Weekly Market Updates Include:

Scan to view the full Market Report

Or visit PrinevilleMarketPulse.com

- **Median home prices**
- **Days on market**
- **Inventory levels**
- **Buyer demand trends**
- **Local market insights**

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Nancy Kramer

REALTOR®

Root & Branch Realty Group

(757) 634-1009

realtornancykramer@gmail.com

CentralOregonLandandHomes.com

@realtornancyk

RealtorNancyK

Whether you're relocating from across the country, or simply looking for a new place to put down roots, I hope this guide has helped you discover what makes Central Oregon such a special place to call home.

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